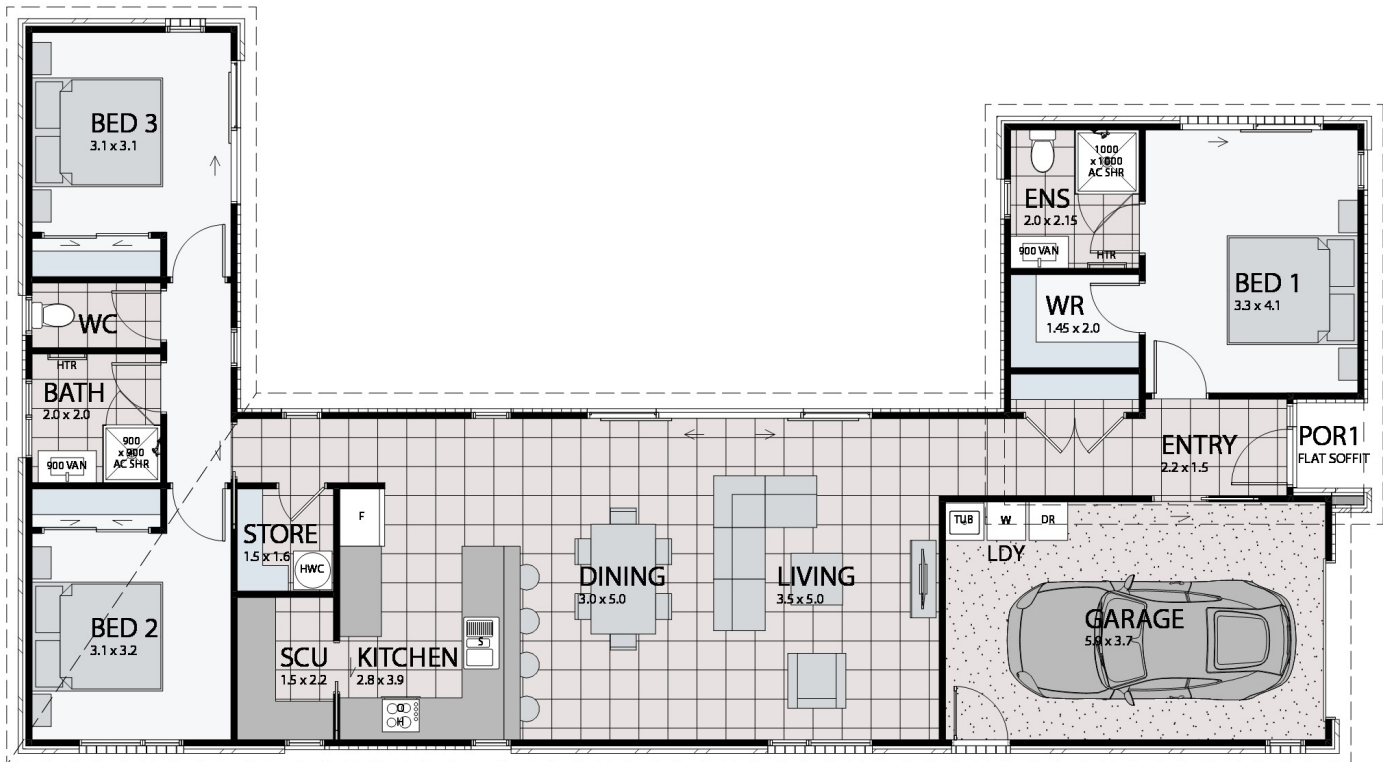


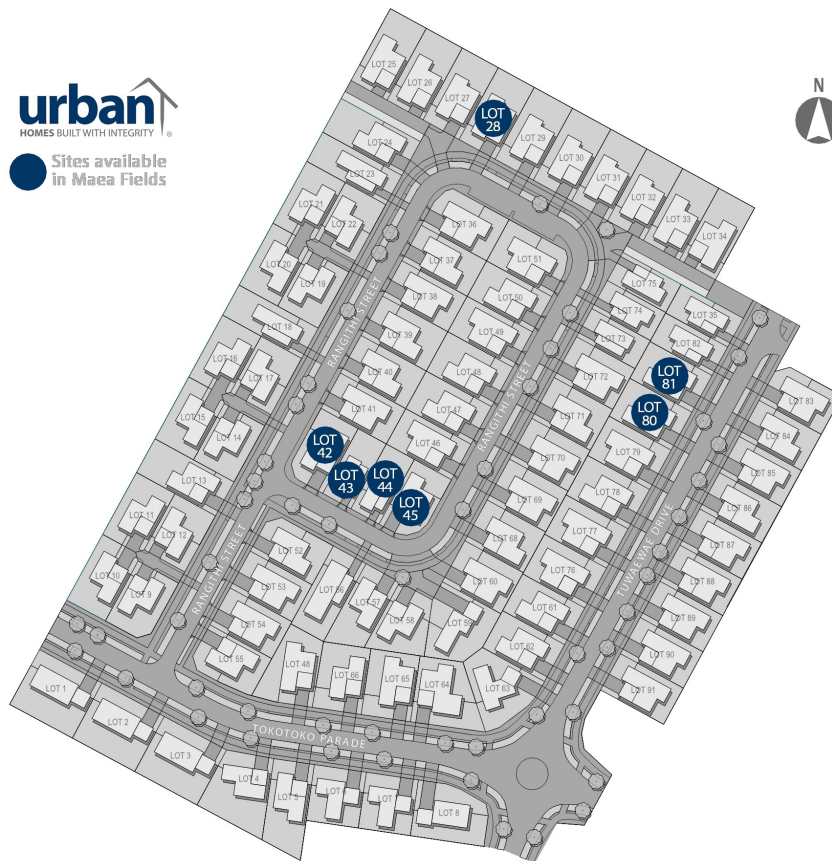
17 TUWAEWAE DRIVE, MATAMATA



\$878,000 | Floor area: **152.6m²** | Land area: **451m²**



17 TUWAEWAE DRIVE, MATAMATA



PACKAGE INCLUSIONS

- Council application fees and consents (excluding resource consent)
- Engineers fees and inspections
- Plans
- Standard 300mm excavation
- Site drainage on a town site – PC Sum allowance (excludes rural drainage)
- Foundations and slab on good flat ground
- Mains power and phone on a town site (excludes rural mains power and phone)
- 2.4m stud height throughout
- Radiata pine wall framing and roof trusses
- Coloured steel roofing - Longrun
- Continuous coloured steel fascia and spouting
- Brick and Linea Oblique exterior cladding – wide range of colours
- Insulation to all external walls and ceilings (excludes garage)
- Gib plaster board throughout to a level 4 paint finish
- Aqualine to wet areas
- Thermally broken, Double glazed aluminium joinery (includes garage)
- Coloured steel sectional garage doors with openers (insulated)
- Resene quality paints inside and out
- Windsor interior door hardware
- Nylon carpets throughout
- Melteca cabinetry and engineered stone bench top to kitchen, laminate in scullery
- Full designer shelving systems to all wardrobes and cupboards
- Pine painted trim – architraves and skirting
- 55mm Gib cove throughout
- Tiled floors in wet areas
- 250 litre smart control hot water cylinder
- Bosch kitchen appliances
- Designer quality bathroom fittings
- LED lighting throughout
- 10-year Builders Guarantee
- Full colour consultation
- Commercial clean upon completion

CONTACT

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*StudioU only available in some regions.